
BZA-1857
LYN TREECE BOYS AND GIRLS CLUB
Special Exception

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner and represented by attorney Joseph Bumbleburg, is requesting a special exception to expand an existing community and youth center (SIC 8322). The hours of operation on school days are from after school until 9:00pm and non-school days from 8:00am to 6:00pm with the exception of Saturdays when the facility closes at 5:00pm (closed Sundays). This special exception expands two previously approved requests, BZA-1499 approved in 1999, and BZA-1597 granted in 2002, and would allow construction of a new 6,475 square foot gymnasium located at 2112 Beck Lane, Lafayette, Fairfield 33 (SE) 23-4.

AREA ZONING PATTERNS:

The site and land to the north and west is zoned R1A, single-family residential. Land to the east and south is zoned R1B, single-family residential. No rezones have been filed for the surrounding neighborhoods.

Three special exceptions for this property have been requested. The first request was filed in 1996 (BZA-1361) but withdrawn before the hearing. Then in 1999 a second request was filed to establish the Boys and Girls Club, a community and youth center, and was approved (BZA-1499). Finally, in 2002 a second special exception was granted to allow an education building to be built (BZA-1597). This building was never built.

AREA LAND USE PATTERNS:

Currently on-site are a clubhouse, a temporary classroom, a paved parking lot, an asphalt playground and garage. The entire site is surrounded by an 8' tall chain-link security fence. A wood privacy fence similar in height is in place where residences abut the club; the wood fence is not along Beck or Hiawatha Lanes.

Single-family homes surround the club and Edgelea and Miami Elementary Schools are to the southwest and southeast respectively.

TRAFFIC AND TRANSPORTATION:

Access to the property is derived from Beck Lane, an Urban Secondary Arterial according to the *Thoroughfare Plan*. Traffic counts taken in 2007 indicate 4,500 vehicles pass this site daily. The site also has frontage on Hiawatha Lane, an Urban Local Road that serves the single-family subdivision of Tecumseh's Second Addition, but access

has been closed.

The zoning ordinance allows the parking standard for this use to be determined by the Administrative Officer (Lafayette City Engineer). An email from the Engineer's Office indicates that the 19 paved parking spaces on-site are sufficient and no additional parking is required. Any potential overflow parking could utilize the paved playground.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city utilities.

STAFF COMMENTS:

This request represents the third expansion of the Lyn Treece Boys and Girls Club since it first occupied the property on Beck Lane in 1999. This third expansion will allow for a 60' x 103' gymnasium on the north side of the existing clubhouse where a temporary classroom is currently located.

For the same reasons staff recommended approval of the preceding requests (BZA-1499 and 1597), staff recommends approval of the requested expansion. Centers such as these are integral parts of neighborhoods (and the community) and should be permitted by special exception in residential zones where its users are located. In 2002, the BZA approved the request with commitments that the Boys and Girls Club volunteered to the neighborhood. These commitments deal with noise, light, hours of operation and security. Staff recommends those same commitments be approved and recorded with this case to ensure continuing compatibility between the Club and the neighbors. Granting the previous special exceptions made it possible for the organization to provide a clean and safe area for children to experience educational and recreational services that might not otherwise be available. The proposed addition will allow for more children to utilize the club and provide a modern and large indoor space to be used year-round.

At its meeting on June 6, 2012 the Executive Committee of the Area Plan Commission voted that granting this request would not substantially adversely affect the Comprehensive Plan.

Regarding the ballot items:

1. Section 3.1 of the Unified Zoning Ordinance **DOES** authorize the special exception for this use (SIC 8322) in the R1A zoning district.

And it is staff's opinion that:

2. The requirements and development standards for the requested use as prescribed by the Unified Zoning Ordinance **WILL** be met. The parking required for this use falls under parking group 46 which is as determined by the Administrative Officer (City Engineer). Conversations with the Engineer's Office have indicated that the existing parking is sufficient for the proposed expansion.

3. Granting the special exception **WILL NOT** subvert the general purposes served by the Ordinance. The addition of a gymnasium for recreational and educational purposes will have little negative effect neither on the current situation nor on the health, safety or general welfare of the community. In fact, staff believes the proposed expansion is positive for the community.
4. Granting the special exception **WILL NOT** materially and permanently injure other property or uses in the same district and vicinity because of:
 - a. Traffic generation: Traffic generated from this expansion will be minimal. The majority of the children using the new facility are more than likely either residents of the proximate area and will walk or bike to the site or will be dropped off or picked up by parents. The Lafayette City Engineer's Office has indicated that the existing parking areas are sufficient for the expansion.
 - b. Placement of outdoor lighting: The exterior lighting is for security purposes only.
 - c. Noise production: The noise generated from the expansion will be minimal. The children who already frequent the club are going to be the ones using the gymnasium.
 - d. Hours of operation: The club will continue to be open on school days from after school until 9:00pm and on non-school days from 8:00am to 6:00pm with the exception of Saturdays when the facility closes at 5:00pm. The club is closed on Sundays. These hours are adequate to serve children in the area while still sensitive to neighbors.

STAFF RECOMMENDATION:

Approval, contingent on the following recorded commitments:

1. Outdoor activities with unreasonable noise levels will end by 7:00pm. If a noise problem continues, neighbors are encouraged to contact the club;
2. Lighting will be security only and reasonably directed;
3. When the facility is not in use, gates will be secured;
4. An appropriate height privacy fence will be maintained just inside the chain-link fence;
5. The club will allow police full access;
6. No fee-based organized play;
7. The club will not operate on Sundays;
8. Regular operating hours will end by 5pm on Saturday;
9. Ongoing communication with neighbors will continue through neighborhood meetings;
10. Maximum occupancy will be in accordance with fire codes;
11. Safe ingress and egress will be maintained; and
12. The facility will not be used for any activities not allowed by the provisions of the special exception (youth recreation SIC 8322).

Note: A special exception approval ceases to be valid if the use is not established within one year of the date that the special exception was granted.

